



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rugby Close, Market Harborough

2 1 1



“Conveniently Located”

Tucked away in a peaceful close, this well presented two-bedroom home offers a convenient location just a short stroll from the town centre, with easy access to open fields and scenic countryside walks.

Entrance is granted into the spacious living room, enjoying a large window to the front elevation which floods the space with natural light. The room features a modern electric fireplace framed with a period style wooden beam, a useful under-stairs storage cupboard, a door leading through to the kitchen.

The modern style kitchen is fitted with a range of shaker style eye and base level units complemented by a sleek wood effect work top. The kitchen also features an integrated NEFF single oven, a four-ring gas hob and extractor fan, a stainless-steel sink with draining board and mixer tap and enjoys views to the rear garden.

Stairs rise to the first-floor landing with access to the loft hatch.

The main bedroom is generous in size enhanced by a double aspect window allowing natural light to pour in, exposed ceiling beams adding character, and a large cupboard over the stairs with power providing excellent storage.

The second bedroom, also well-proportioned, enjoys views over the rear garden and features built-in storage cupboard.

The family bathroom comprises vinyl flooring and a white three-piece suite including a panel enclosed bath, a low-level WC and a wash hand basin, finished with lino flooring.

The property is set back from the road with a block paved driveway providing off road parking for two vehicles and benefits from a low maintenance gravelled front garden.

The rear garden offers a low maintenance outdoor space with a paved patio area, a well- kept lawn and a side gate to the front elevation makes this the perfect entertaining space.

Living Room - 4.5m x 3.78m (14'9" x 12'5")

Kitchen - 4.5m x 2.36m (14'9" x 7'9")

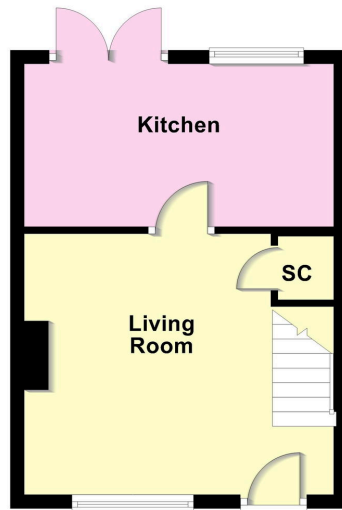
Main Bedroom - 4.42m x 3.35m (14'6" x 11'0") max

Bedroom Two - 3.15m x 2.34m (10'4" x 7'8") max

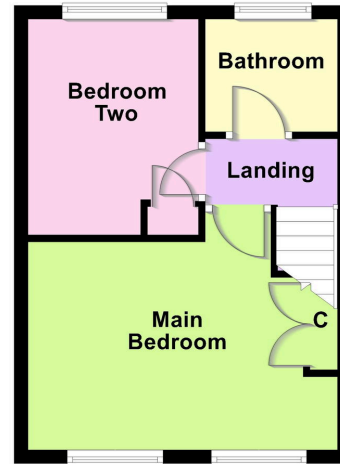
Bathroom - 1.93m x 1.63m (6'4" x 5'4")



Ground Floor



First Floor



- No Chain
- Two Bedrooms
- Character Feel
- Driveway



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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